

Annexure - B  
**FORM-2**

**ENGINEER'S CERTIFICATE**

To

Dated – 01<sup>st</sup> February 2022

**The Shikara constructions Pvt Ltd**  
204, Bezzola Complex, Sion Trombay Road,  
Suman Nagar, Maharashtra, Konkan,  
Mumbai Suburban, Kurla, Chembur- 400071

Sub: Certificate of Cost Incurred for Development of Construction Work of Two numbers of Building(s) / Four numbers of Wing(s) of the **SHIKARA HEIGHTS PHASE-1** [RERA Registration Number in process] situated at bldg no 25,26,27 of Trilochan CHS, Plot.no- S.N.06(part), C S No. 11(part), Sion Koliwada of MHADA layout situated at Sardar Nagar no 2, Sion Koliwada, Mumbai 400022 admeasuring 4,943.72 sq.mts. area being developed by Shikara Constructions Pvt. Ltd.

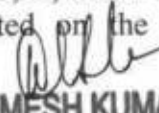
Sir,

1. I Dharmesh Kumar Sharma Chartered Engineer have undertaken assignment of certifying Estimated cost for the Real Estate Project proposed to be registered under MahaRERA, being work of the four Building(s) / four Wing(s) of the **SHIKARA HEIGHTS PHASE-1** of the Project, situated at building no 25,26,27 of Trilochan CHS, Plot.no- S.N. 06(part), C S No. 11(part), Sion, Koliwada of MHADA layout situated at Sardar Nagar no 2, Sion Koliwada, Mumbai-400022 admeasuring 4,943.72 sq.mts. area being developed by Shikara Constructions Pvt. Ltd.

2. We have estimated the cost of Civil, MEP & Allied Works of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in the agreement of Sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer & Consultants & the Schedule Of items & quantity for the entire work as calculated by me. The assumption of the cost of material, labour & other inputs made by developer, & the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 82,10,00,000 /- (Total of Table – A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in the agreement for Sale and for the purpose of obtaining occupation certificate / completion certificate for the buildings from the MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. Rs. 32,95,060.00 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of inputs materials/services used and unit cost of these items.

  
**DHARMESH KUMAR SHARMA**  
B.E. (CIVIL), M.E. (W.R.)  
FIV - 6584/96  
IIE CHARTERED ENGINEER F-12297 17  
WEALTH TAX VALUER  
CAT-1/296/ PCCIT/ITO (Tech) / JPR 2019-20

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5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building (s) of the subject project to obtain Occupation Certificate / Completion Certificate from MHADA (planning Authority) is estimated at Rs. Rs. 81,77,04,940 /- (Total of Table A & B).

6. I Certify that the Cost of the Civil, MEP and Allied work for the apartments and proportionate internal and external works, as per specifications mentioned in agreement of Sale, of the aforesaid project as completed on the date of this certificate is as given in Table A & B below:

**TABLE – A.**

**Building No 01 / Wing A**

Sr. No.	Particulars of work		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs.10,42,85,880.00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	0.00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs.10,42,85,880.00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	0.00

**TABLE – A.**

**Building No 02 / Wing B**

Sr. No.	Particulars of work		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs. 24,82,82,820.00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	0.00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs. 24,82,82,820.00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	0.00



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**TABLE – A.**

**Building No 03 / Wing C**

Sr. No.	Particulars of work		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs. 20,63,31,300.00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	0.00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs. 20,63,31,300.00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	0.00

**TABLE – A.**

**Building No 04 / Wing D (Rehab)**

Sr. No.	Particulars of work		Amount
1.	Total Estimated cost of the Building / Wing as on today	:	Rs. 18,00,00,000.00
2.	Cost Incurred as on today (based on the Estimated Cost)	:	Rs. 32,95,060.00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs. 17,67,04,940.00
5.	Cost Incurred on Additional / Extra Items as on today not included in the Estimated Cost (Annexure A)	:	0.00



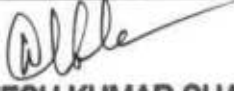
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**TABLE – B**


**Internal & External development works in respect of the entire Registered Phase**

Sr. No.	Particulars of work		Amount
1.	Total Estimated cost of the Internal and External development works including amenities and facilities in the layout as on date of registration is	:	Rs. 8,21,00,000.00
2.	Cost Incurred as on date of certificate	:	0.00
3.	Work done in Percentage (as percentage of the Estimated Cost)	:	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	:	Rs. 8,21,00,000.00
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	:	0.00

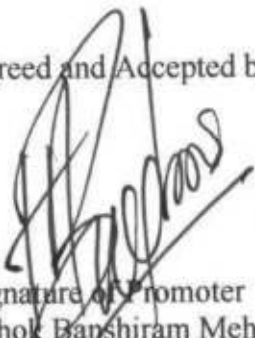
Yours Faithfully,

  
**DHARMESH KUMAR SHARMA**  
B.E. (CIVIL), M.E. (W.R.)  
FIV - 6584/96

**IIE CHARTERED ENGINEER F-12297 17**  
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**Dharmesh Kumar Sharma**  
B.E. (Civil),  
Phone – 094140 49469, 090244 90748  
E-mail – Dharmesh\_jpr@yahoo.com  
**CHARTERED ENGINEER**  
Registration number - F-1229717

Agreed and Accepted by:

  
Signature of Promoter  
Ashok Banshiram Mehra  
Date – 02-02-2022



**Note:**

1. The scope of work is to complete Registered Real Estate Project as per designs approved from time to time and as per specifications mentioned in agreement of sale.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of Independent quantity surveyor being appointed by Developer, the name of the person in the Office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. (\*\*) Balance cost to be incurred (4) may vary from difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/ to be incurred.
4. All components of work with specifications are indicative and non exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

**Table C**

List of Extra/additional Deleted items considered in cost  
(which were not part of the original Estimate of Total Cost)

Sr.No	List of Extra/Additional/Deleted Items	Amount (In Rs)
1.		
2.		



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